



WESTFIELD-WASHINGTON TOWNSHIP  
ADVISORY PLAN COMMISSION

January 16, 2018  
1712-PUD-26  
Exhibit 1

**Docket Number:** 1712-PUD-26 (Ordinance No. 17-45)

**Petitioner:** Pryam, LLC by OnPointe Land Matters, LLC

**Request:** A change in zoning from the AG-SF1: Agriculture / Single-Family Rural District and GB: General Business District to the Hittle at ThirtyOne Planned Unit Development (PUD) District.

**Current Zoning:** AG-SF1: Agriculture / Single-Family Rural & GB: General Business

**Current Land Use:** Residential/Vacant

**Acreage:** 12.2 acres +/-

**Exhibits:**

1. Staff Report
2. Location Map
3. Illustrative Site Layout
4. Illustrative Character Exhibits
5. Site Enhancement Exhibit
6. PUD Ordinance (Ord. 17-45)
7. PUD Ordinance – Redlined Version
8. Illustrative Grand Park Land Use Map
9. Family Sports Capital Addendum

**Staff Reviewer:** Daine Crabtree, Associate Planner

---

**PETITION HISTORY**

This petition was introduced at the November 13, 2017, City Council meeting. The petitioner hosted a neighborhood meeting for neighbors and other interested parties on November 14, 2017. The petition received a public hearing at the December 4, 2017, Advisory Plan Commission (the “APC”) meeting.

---

**PROJECT OVERVIEW**

**Location:** The petitioner is requesting a change in zoning to the Hittle at ThirtyOne Planned Unit Development (PUD) District (the “District”) for approximately 12.2 acres (the “property”) located on the southwest corner of 191<sup>st</sup> Street and US Highway 31 (see **Exhibit 2**).

The property is currently zoned AG-SF1: Agriculture/Single-Family Rural and GB: General Business. Properties to the north are zoned Chatham Commons PUD. Properties to the south are zoned GB: General Business. Properties to the east across US-31 are zoned EI: Enclosed Industrial. Property to the west is zoned AG-SF1 and GB.

---

## **ZONING REQUEST**

The petitioner requests this change in zoning to allow for commercial development on the subject property.

Concept Plan: The Concept Plan (see ‘Exhibit B’ of the PUD Ordinance) divides the property into two (2) subareas: Area I (Hotels) and Area II (Outlots).

Illustrative Layout: The Illustrative Layout (see **Exhibit 3**) provides a possible site layout for parking, internal drives, building locations and other improvements.

Default Standards: The Hittle at ThirtyOne PUD Ordinance (the “PUD Ordinance”) (see **Exhibit 6**) defaults to the GB: General Business District as the Underlying Zoning District.

Permitted Uses: The PUD Ordinance allows all uses permitted in the Underlying Zoning District, but prohibits Special Exception Uses.

General Regulations: As proposed, the PUD Ordinance establishes enhanced or modified general regulations from the Underlying Zoning District standards as identified in the Westfield-Washington Township Unified Development Ordinance (the “UDO”). The general standards of note are briefly highlighted below:

1. Minimum Lot Frontage: The PUD Ordinance requires no minimum Lot Frontage, but does require that all lots have vehicular access to an External Street.
2. Minimum Building Setback Lines: The PUD Ordinance requires a minimum Setback Line of fifteen (15) feet from the perimeter of the District. If the District perimeter abuts an External Street, the minimum Setback Line shall be thirty (30) feet. No other Setbacks shall apply.
3. Maximum Building Height: The PUD Ordinance does not require a maximum Building Height.
4. Minimum Building Height: The PUD Ordinance requires a minimum Building Height of four stories or sixty (60) feet whichever is less for Area I and a minimum Building Height of one (1) story for Area II.
5. Minimum Building Size: The PUD Ordinance requires a minimum building footprint of forty thousand square feet (40,000 SF) in Area I and three thousand square feet (3,000 SF) including outdoor seating areas in Area II.

Overlay Districts: As proposed, the US Highway 31 Overlay District shall not apply to the property.

Development Standards: As proposed, the PUD Ordinance defaults to the Underlying Zoning District (Chapter 6 of the UDO). The PUD Ordinance proposes modifications that accommodate the proposed development. The development standards of note are briefly highlighted below:

1. Accessory Buildings: The PUD Ordinance states that Article 6.1 shall be applicable to the property except that Article 6.1(H)(2) shall only be applicable in prohibiting enclosures from locating within an Established Front Yard abutting US Highway 31 or 191<sup>st</sup> Street.

There is no applicable rear yard along 191<sup>st</sup> Street and US Highway 31 by the definition of “Established Front Yard”. This standard prohibits any enclosure between the building and US Highway 31 and/or 191<sup>st</sup> Street.

2. Architectural Standards:

- a. Character Exhibit: The Character Exhibits (‘Exhibit D-1 and D-2’ of the PUD Ordinance) establishes a benchmark for the quality and appearances of the Buildings permitted in Area I of the District. If a conflict arises between Article 6.3 and the Character Exhibits, the Character Exhibits shall control.
- b. Mechanical Screening: Roof-mounted mechanical equipment shall be screened or located in a manner that prevents reasonable visibility.
- c. Building Materials: Article 6.3(F)(2) (Business District Architectural Standards) shall apply to Area II.

A minimum of eighty percent (80%) of each Building Façade in Area I shall be Masonry Materials unless Architectural Insulated Panels or ceramic panels are used as the primary exterior building material.

Only one (1) building within Area I shall be permitted to use Architectural Insulated Panels and/or ceramic panels as the primary exterior building material. No more than sixty percent (60%) of the Building’s aggregate Building Facades may be covered with Architectural Insulated Panels while no more than twenty-five percent (25%) shall be covered with ceramic panels. A minimum of twenty percent (20%) shall be Masonry Materials if Architectural Insulated Panels or ceramic panels are the primary exterior building material while no more than twenty-five percent (25%) of each Building Façade may be covered with metal, Fiber Cement Siding, Polymeric Cladding, EIFS, stucco, or vinyl exterior building materials.

- d. Building Elevations; Wall Planes: The PUD Ordinance requires Article 6.3(F)(5)(b) to be applicable to Area II (Outlots). For Area I (Hotels), the Character Exhibit shall control.
3. Fence Standards: The PUD Ordinance requires walls or fencing to be architecturally compatible with associated building. For Day Care or other businesses that require a similar secured area, chain-link and other non-decorative fencing is permitted.
  4. Landscaping Standards:
    - a. Buffer Yard Standards: Shall not apply. External Street Frontage Landscaping per the UDO shall apply.

- b. Parking Area Landscaping: If adjacent Lots have cross-access and/or shared parking, the shared Lot Line shall not require Perimeter Parking Landscaping. Instead, the total Parking Area shall be considered a single Parking Area and shall be landscaped in accordance with the Interior Parking Area Landscaping (Article 6.8(O)(I) requirements.
- 5. Sign Standards: Proposed sign standards mirror those set forth in the approved Chatham Commons PUD and state that Article 6.17 shall apply except that:
  - a. Monument Signs (Center Only): In addition to the permitted Monument Center Sign, either a second Monument Center Sign or two (2) Entrance Signs shall be permitted at the Chad Hittle Court entrance.
  - b. Outlot Signage: Outlots shall be permitted two (2) square feet of Sign Area for each one (1) linear foot of Building Façade

#### Design Standards

Article 8.6 of the UDO, 'Open Space and Amenity Standards', shall apply as well as the incorporation of an Enhanced Entry and a Public Art Node containing a landscaped public art plaza as depicted on the Site Enhancement Exhibit (see Exhibit 5).

Article 8.7 of the UDO, 'Pedestrian Network Standards, shall apply, as well as the addition of a trail as depicted on the Illustrated Site Layout (see Exhibit 3).

---

#### **COMPREHENSIVE PLAN**

The area surrounding Grand Park, including the west side of the intersection of 191<sup>st</sup> Street and US Highway 31, is identified as the Sports Capital Area on the Land Use Concept Map included in the Family Sports Capital Addendum (the "Addendum") adopted as part of The Westfield-Washington Township Comprehensive Plan in December 2010, see Exhibit 9.

The Addendum contemplates related and supporting uses for the Sports Campus such as hotels, restaurants, healthcare and sports medicine facilities. The Addendum further identifies the goal of "Pursuing economic development opportunities to capitalize on Westfield's already-developing intergenerational sports niche. Examples include: (1) multiple championship quality sports facilities; (2) complimentary health, recreation and technology related uses; (3) supporting entertainment, dining, lodging land uses, and (4) other uses which would support and compliment the Westfield intergenerational sports initiative". Per the Addendum, the Grand Park Land Use Plan map identifies the west side of the intersection as the Regional Retail and Hospitality Corridor, see Exhibit 8.

---

### **ISSUES RAISED AT THE PUBLIC HEARING**

One (1) individual commented at the public hearing stating that because the US Highway 31 / 191<sup>st</sup> Street intersection is a gateway to Grand Park, that they desire development at the intersection to be 'warm and inviting'.

### **MODIFICATIONS SINCE THE DECEMBER 4, 2017 PUBLIC HEARING**

The petitioner has removed "Gasoline Service Station" as a permitted use and has explicitly prohibited Special Exception Uses.

The Illustrative Site Layout has been updated to incorporate a detention pond along 191<sup>st</sup> Street to accommodate drainage and soften the streetscape along 191<sup>st</sup> Street.

Additionally, the petitioner has added additional Design Standards including the creation of an 'Enhanced Entry' and a 'Public Art Node' as depicted in the Site Enhancement Exhibit (see **Exhibit 5**). As located, the public art would be visible upon entering the subject property from Chad Hittle Court, and be visible from the US 31 Highway ramp.

The District will also incorporate a trail as generally depicted on the Illustrative Site Layout (see **Exhibit 3**) in order to provide connectivity with detention area(s), the public art plaza.

---

### **PROCEDURAL**

**Public Hearing:** Planned Unit Development (PUD) Districts are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition occurred at the December 4, 2017 Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

#### **Statutory Considerations:**

Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

---

### **DEPARTMENT COMMENTS**

1. **Action:** If the APC is otherwise satisfied with the proposal, then forward a favorable recommendation to the City Council for Docket No. 1712-PUD-26.



WESTFIELD-WASHINGTON TOWNSHIP

ADVISORY PLAN COMMISSION

January 16, 2018

1712-PUD-26

Exhibit 1

2. If any Plan Commission member has questions prior to the January 16, 2018, APC meeting then please contact Daine Crabtree at 317.416.2586 or [dcrabtree@westfield.in.gov](mailto:dcrabtree@westfield.in.gov).